

Date _____



Planning Department Site Plan Review Check Sheet

THIS FORM SHOULD BE COMPLETED BY THE SITE ENGINEER AND/OR LANDSCAPE ARCHITECT
AND SUBMITTED WITH EACH REVISION

THE KANNAPOLIS UDO IS AVAILABLE ONLINE AT
WWW.KANNAPOLISNC.GOV/FORMSDOCUMENTS

Project Name: _____ **Parcel ID:** _____

Physical Address: _____ **Zoning District*:** _____

Site Acreage: _____ **Disturbed Area:** _____

* - See article 11 for site design requirements in CC, CD, CD-R and I-1.

Project Description

- ☐ new construction
- ☐ upfit
- ☐ addition/expansion
- ☐ driveway only
- ☐ change of use
- ☐ other _____

Proposed Uses (check all that apply)

- ☐ Multi-family (see §11.2)
- ☐ Office/Institutional
- ☐ Retail (if >25,000 SF see §11.3)
- ☐ Manufacturing/Industrial
- ☐ Warehousing
- ☐ Transportation/Utility

Supplemental Regulations

- ☐ § _____
- See table 4.6-1 of the UDO
to determine if supplemental
regulations apply to the proposed
use

Dimensional/Density Standards (§4.7)

	Required/Maximum	Proposed
Lot size		
Building Height		
Impervious Surface		
Setbacks		
	Minimum	Proposed
Front		
Left		
Right		
Rear		
	Existing	Proposed
Gross Floor Area		
Heated Square Feet		

Watershed Regulations (§4.16)

Is the project located in a watershed?
Yes ☐ No ☐

If yes, which one:

- | | |
|----------------------------------|----------------------------------|
| <input type="checkbox"/> CCWS-CA | <input type="checkbox"/> CCWS-BW |
| <input type="checkbox"/> DBWS-CA | <input type="checkbox"/> DBWS-BW |
| <input type="checkbox"/> LCWS-CA | <input type="checkbox"/> LCWS-PA |
| <input type="checkbox"/> LFWS-CA | <input type="checkbox"/> LFWS-PA |
| <input type="checkbox"/> LKWS-CA | <input type="checkbox"/> LKWS-BW |
| <input type="checkbox"/> TRWS-CA | |

See table 4.16-3 for maximum built-upon area.

<u>Overlay Districts</u>	<u>Outdoor storage</u>	<u>Open Space</u>
<p>Is the proposed project located in any of the following overlay districts:</p> <p>-River/stream Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>-Airport Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>-Thoroughfare Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, which one: <input type="checkbox"/>DEB <input type="checkbox"/>CC</p> <p>See Article 15 of the UDO for thoroughfare requirements.</p>	<p>Does this site have any outdoor storage? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, see §11.1 of the UDO.</p> <p>Dumpster is screened per §11.1.2.2 and §7.6.1.B.5.</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>	<p>Does this project have open space requirements? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, see §6.5.</p> <p>Percentage of Open Space Required _____ Proposed _____</p> <p>Percentage in Inaccessible Land Maximum _____ Proposed _____</p>

Off-street Parking and Private Driveway Standards (§8)

	Minimum	Maximum	Proposed	Stall Dimensions
# Parking Spaces				Typ. Min. 9'x18'
# Handicapped Spaces				Min. 13' x 18'
# Van Accessible Spaces				Min. 16' x 18'
Drive Aisle Widths	0° & 45° parking = 12' one way 60° parking = 18' one way 90° parking = 24' two-way	36'		

- ☐ Wheel or bumper guards or curbing are provided and arranged so that no part of any parked vehicle will extend beyond the boundaries of the parking space and into a pedestrian crossing area.
- ☐ Sidewalk, curb, and gutter are shown where required.
- ☐ Off-street loading and unloading areas are provided as required by 8.4.

Landscaping (§7) – General

Landscape plans shall be prepared by a professional designer and submitted in conformance with the requirements of §7.2.

Existing trees, shrubs and ground cover shall be retained and incorporated into the landscape plan to the extent possible.

Existing healthy vegetation may be counted toward required landscaping. In order to do so, the landscape plan shall indicate the type, number and size of existing plants which are sufficient to comply with the requirements of the UDO.

See figure 7.7-2 for location of planting yards.

Parking Lot Yards (§7.6)

In instances where a parking lot is directly adjacent to a property line, the parking lot yard shall be used in place of the required perimeter bufferyard or street yard. (see figure 7.7-2)

- **Perimeter Parking Landscaping**

<input type="checkbox"/> Option 1: <ul style="list-style-type: none">• Masonry wall 3' – 5' in height• Shade trees planted at 40' on center*	<input type="checkbox"/> Option 2: <ul style="list-style-type: none">• Continuous row of <u>evergreen</u> shrubs with a maximum separation of 6 feet on center• Shade trees planted at 40' on center*
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*Areas lying under overhead power lines shall use ornamental trees in place of shade trees at a rate of 20' on center.

- **Interior Parking Landscaping**

- ☐ Each section of parking (35 spaces) is enclosed by a building wall and/or trees with a maximum spacing of 40' on center.
- ☐ Planting areas and islands are not less than 9' in width
- ☐ Planting areas and islands are not less than 200 square feet of open planting area
- ☐ Planting areas and islands have a minimum depth of 18 inches
- ☐ All landscaped areas are protected from vehicular encroachment by concrete curb and gutter.
- ☐ All parking spaces are within 60' of a parking yard tree.

Bufferyards (§7.4)

Please note on the plan the location and purpose of any equipment to be located in the bufferyard.

The construction of any building or the placement of any mechanical equipment within the landscape bufferyard is not permitted except for the provision of utilities.

Adjoining Property Zoning (note if residential use)

North: _____ Residential use? Yes ☐ No ☐
South: _____ Residential use? Yes ☐ No ☐
East: _____ Residential use? Yes ☐ No ☐
West: _____ Residential use? Yes ☐ No ☐

	Direction (N, S, E, W)	Type (1, 2, 3 or 4) Use Table 7.4-1 to determine requirement	Unit Multiplier	Fence, Wall or Berm required?	Minimum Width	Proposed Width	Length of Property Line	# of Shade Trees Required	# of Ornamental Trees Required	# of Medium/Large shrubs Required
1										
2										
3										
4										

Calculations (see page 7 of check sheet for explanation):

Shade Trees

Round up from .5

Bufferyard	Property Line Length	/ 100	x # required	x Unit Multiplier	=	Shade Trees Required
1		/100				
2		/100				
3		/100				
4		/100				

Ornamental Trees

Bufferyard	Property Line Length	/ 100	x # required	x Unit Multiplier	=	Ornamental Trees Required
1		/100				
2		/100				
3		/100				
4		/100				

Medium/Large Shrubs

Bufferyard	Property Line Length	/ 100	x # required	x Unit Multiplier	=	Medium/Large Shrubs Required
1		/100				
2		/100				
3		/100				
4		/100				

Building yard (§7.5)

Note: Building yards are only required along the portion(s) of a building facing any adjacent off-street parking area, excluding loading/unloading areas. (See figure 7.7-2)

	Direction (N, S, E, W)	Category (1, 2, 3 or 4)	Minimum Width	Proposed Width	Length of Building Yard	# of Ornamental Trees Required	# of Shrubs Required	Minimum Required Points per Linear Foot	# of Points Required
1									
2									
3									
4									

Building yard 1

_____ Shade Trees proposed @ 12 points each = _____ points
_____ Ornamental Trees proposed @ 6 points each = _____ points
_____ Large Shrubs proposed @ 3 points each = _____ points
_____ Medium Shrubs proposed @ 2 points each = _____ points
_____ Small Shrubs proposed @ 1 point each = _____ points
_____ points proposed
_____ points required (from above table)

Building yard 2

_____ Shade Trees proposed @ 12 points each = _____ points
_____ Ornamental Trees proposed @ 6 points each = _____ points
_____ Large Shrubs proposed @ 3 points each = _____ points
_____ Medium Shrubs proposed @ 2 points each = _____ points
_____ Small Shrubs proposed @ 1 point each = _____ points
_____ points proposed
_____ points required (from above table)

Building yard 3

_____ Shade Trees proposed @ 12 points each = _____ points
_____ Ornamental Trees proposed @ 6 points each = _____ points
_____ Large Shrubs proposed @ 3 points each = _____ points
_____ Medium Shrubs proposed @ 2 points each = _____ points
_____ Small Shrubs proposed @ 1 point each = _____ points
_____ points proposed
_____ points required (from above table)

Building yard 4

_____ Shade Trees proposed @ 12 points each = _____ points
_____ Ornamental Trees proposed @ 6 points each = _____ points
_____ Large Shrubs proposed @ 3 points each = _____ points
_____ Medium Shrubs proposed @ 2 points each = _____ points
_____ Small Shrubs proposed @ 1 point each = _____ points
_____ points proposed
_____ points required (from above table)

Street yard (§7.7)

Larger shade tree varieties are encouraged where overhead power lines are not present.

Where overhead power lines are present, ornamental trees must be used instead of shade trees.

Are any overhead power lines located in the street yard? Yes ☐ No ☐

Are any planting materials located in a site triangle? Yes ☐ No ☐

Site triangles are to be kept free of landscaping and plant materials that interfere with the vision of a motorist or pedestrian. Site triangles should comply with Appendix C of the ordinance.

Street Name	Minimum Width	Proposed Width	Length of Street Yard	# of Shade Trees Required	# of Ornamental Trees Required	Minimum Required Points per Linear Foot	# of Points Required
1 -							
2 -							
3 -							
4 -							

Street yard 1

_____ Shade Trees proposed @ 12 points each = _____ points
_____ Ornamental Trees proposed @ 6 points each = _____ points
_____ Large Shrubs proposed @ 3 points each = _____ points
_____ Medium Shrubs proposed @ 2 points each = _____ points
_____ Small Shrubs proposed @ 1 point each = _____ points
_____ points proposed
_____ points required (from above table)

Street yard 2

_____ Shade Trees proposed @ 12 points each = _____ points
_____ Ornamental Trees proposed @ 6 points each = _____ points
_____ Large Shrubs proposed @ 3 points each = _____ points
_____ Medium Shrubs proposed @ 2 points each = _____ points
_____ Small Shrubs proposed @ 1 point each = _____ points
_____ points proposed
_____ points required (from above table)

Street yard 3

_____ Shade Trees proposed @ 12 points each = _____ points
_____ Ornamental Trees proposed @ 6 points each = _____ points
_____ Large Shrubs proposed @ 3 points each = _____ points
_____ Medium Shrubs proposed @ 2 points each = _____ points
_____ Small Shrubs proposed @ 1 point each = _____ points
_____ points proposed
_____ points required (from above table)

Street yard 4

_____ Shade Trees proposed @ 12 points each = _____ points
_____ Ornamental Trees proposed @ 6 points each = _____ points
_____ Large Shrubs proposed @ 3 points each = _____ points
_____ Medium Shrubs proposed @ 2 points each = _____ points
_____ Small Shrubs proposed @ 1 point each = _____ points
_____ points proposed
_____ points required (from above table)

How to calculate required plantings in bufferyards:

	Direction (N, S, E, W)	Type (1, 2, 3 or 4)	Unit Multiplier	Fence, Wall or Berm required?	Minimum Width	Proposed Width	Length of Property Line	# of Shade Trees Required	# of Ornamental Trees Required	# of Medium/Large shrubs Required
Example 1	North	2	1.4	Yes	10'	10'	300'	4	8	42
Example 2	South	2	1	No	15'	15'	150'	2	3	15

$[\text{Length of Property Line}] / 100 \times [\text{\# required per 100'}] \times [\text{Unit multiplier}] = \text{\# of required plants}$

Example 1:
Property line = 300'
Shade tree requirement – 1 per 100'
Ornamental tree requirement = 2 per 100'
Medium/Large shrub requirement = 10 per 100'
Unit Multiplier = 1.4

Example 2:
Property line = 150'
Shade tree requirement – 1 per 100'
Ornamental tree requirement = 2 per 100'
Medium/Large shrub requirement = 10 per 100'
Unit Multiplier = 1

Shade Trees

Bufferyard	Property Line Length	/ 100	x # required	x Unit Multiplier	=	Shade Trees Required
Example 1	300	/100	1	x 1.4	4.2	4
Example 2	150	/100	1	1	1.5	2

Ornamental Trees

Bufferyard	Property Line Length	/ 100	x # required	x Unit Multiplier	=	Ornamental Trees Required
Example 1	300	/100	2	x 1.4	8.4	8
Example 2	150	/100	2	1	3	3

Medium/Large Shrubs

Bufferyard	Property Line Length	/ 100	x # required	x Unit Multiplier	=	Medium/Large Shrubs Required
Example 1	300	/100	10	x 1.4	42	42
Example 2	150	/100	10	1	15	15